Scottish Environment Protection Agency
Buidheann Dìon Àrainneachd na h-Alba

For the future of our environment

Decision Document (Technical):

Industrial Activities - Permit level

New Applications and Variations

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Version Revision Table

Version	Date	Revision Notes
V1.0	07/11/2025	New document
V2.0	08/09/2026	Add Version Revision Table. Add Redaction row to Document Version Data table. Add note to not use names within comments.

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Note: Do NOT use names within comments sections, refer only to job titles

General Information relating to Application	
Application Reference Number:	APP2026-00002257
Authorisation Number (if applicable):	EAS/P/
Application Type:	New Application
Applicant/Authorised Person:	**Baltier Farming Company Limited**
Authorised Address:	Baltier Farm, Whithorn, DG8 8HA
Authorised Activity(s):	Intensive rearing of poultry — (a) with more than 40 000 places for poultry

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Purpose of the document

This document is intended to demonstrate transparency of the determination process to all interested parties. It should record all significant issues, decisions made, actions taken, and rationale for the decision made. It should be sufficiently detailed to demonstrate that all legal requirements were adhered to and provide the basis for defending any appeal.

Language used

You should use non-technical language as far as practicable, avoiding unexplained acronyms and technical terms. While aiming to be comprehensive, it must also be as brief as possible, consistent with the overriding need for clarity and accuracy. Officers should bear in mind that much of the document may be available publicly under the Freedom of Information Act etc.

Timely recording of information

Completion of the various forms should be done on a progressive basis rather than at the end of the process.

Level of detail

Officers should use their professional judgement as to the level of detail required which will depend on the complexity of the process. Officers must consider why the information is required and ensure appropriate detail is included. Each table is designed to be expanded as text is added and will obviously allow the insertion of additional rows where necessary

Applicability of any Section

Do not delete whole sections of the form unless directed to do so. If something is not applicable to your determination, please record this on the form and give a justification if appropriate indicating you have considered the issue and not just missed.

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1. Non-Technical Summary of SEPAs Determination

This section provides a non-technical summary of the proposed application and of SEPAs determination with particular focus on areas of our determination which may be regarded as contentious either by SEPA, the applicant or the public.

Provide a non-technical summary of the process and SEPA's determination:
The applicant, Baltier Farming Company Limited, has applied for a new permit at Baltier Farm, Whithorn. The proposal is to have 64,000 free range laying hens, housed in single story 'multi tiered aviary system' with pop holes to the range. The site is located at National Grid Reference (NGR) NX 4660 4335. The area is a Drinking Water Protected Area (groundwater). It is not in a Nitrate Vulnerable Zone (NGR). The farm is within 10km of eight SSSIs, two SACs and one SPA. 64,000 birds will be housed in the two houses at the farm. Both units (1 building with a central services / egg packing facility) will have a concrete base with a litter bed of wood shavings. Birds will be received at approximately 16 weeks old as laying pullets and retained for approximately 65 weeks before 'depletion' and forwarding on to another farm for ultimate use in the food chain. Depletion will therefore be less frequent than once per year. Principal emissions will be ammonia and dust in the form of PM_{10} but there is also potential for nutrients to enter the water environment if not controlled. Both houses will have computer controlled ventilation systems with high velocity roof fans, with auxiliary gable end fans which will also provide additional ventilation for use during occasional hot periods of the year. Ventilation will be controlled to create a stable climate at around 21°C and the air also improved in quality as it enters the building through modern inlet ports. Air intakes will be predominantly on the roofs. The Habitats Regulations Assessment indicates that screening thresholds will be met and that there will be no significant impact on nearby designated areas. Diets are formulated to match bird requirements to reduce excess nitrogen waste. Tailoring the protein in feedstuffs during the egg production cycle will additionally reduce the potential for ammonia generation. Feed bins will be fitted with cyclones to prevent dust. Drinking water (mains) supply to the birds will minimise leakage / spillage. Water is monitored via computer records for consumption and alarms for pressure drop through leaking lines. Nipple

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drinkers with drip cups will be used to prevent loss and maintain dry litter, minimising ammonia generation.

Wastewater will be collected in underground tanks and stored before being removed and disposed of either onto farm land, outside of the permitted site and compliant with good farming practice, or be directed to the anaerobic digester as a 'feed line'.

Lightly contaminated Roof water runoff and drainage adjacent to the houses will be treated by SUDS, which will also provide the necessary attenuation required to mitigate against climate change patterns.

There will be no discharge to the water environment except for a small domestic septic tank on the site, where effluent will discharge to a conventional soakaway. The operator will register this septic tank discharge separately. This is oversized for 3 personnel using it for nominally 8hr per day. There will be no overflow to the watercourse.

Spent litter is generated less than once per year and will be removed following each flock. This is used as a valuable organic nutrient source for the digester with ultimate disposal to local farmland outwith the site, and applied using appropriate methods equipment and timing.

Manure is captured on the manure belts, which have forced air drying. This helps prevent ammonia being generated and will keep nitrogen in the manure for subsequent use as a fertiliser. Manure is removed every day from the belt system and delivered by trailers to the anaerobic digester located on the main farm site daily.

The primary source of electricity will be from the AD plant on the main farm, with additional power supplied by solar panels on the main farm. Mains electricity is also available and there will be a standby generator at the main farm serving the whole site. There will be no need for either LPG or other sources of heat required for the houses and the high insulation level will mean the main management of temperature will be to extract excess heat to maintain optimal conditions within the housing unit.

Raw materials, resource use and waste generation will be minimised and will be monitored as part of permit requirements.

Management plans (including odour, noise, incidents, decommissioning) have been developed and submitted with the application.

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We regard the measures proposed by the applicant as appropriate and on this basis, SEPA proposes to grant the permit.

Glossary of Terms

AD - Anaerobic Digester
BAT - Best Available Techniques
BAT-C – Best Available Technique Conclusions
BAT-AEL – Best Available Technique Associated Emission Levels
BREF – Best Available Techniques Reference Document
CO – Coordinating Office
CREW - Centre of Expertise for Waters
EASR – Environmental Authorisation Scotland Regulations
ELV – Emission Limit Value
EMS - Environmental Management System
GBR - General Binding Rule
LPG – Liquefied Petroleum Gas
NGR – National Grid Reference
NVZ – Nitrate Vulnerable Zone
PC – Process Contribution
PV - Photo Voltaic panels
SAC - Special Area of Conservation
SPA - Special Protected Area
SSSI - Site of Special Scientific Interest
SuDS – Sustainable Drainage System
The Regulations – The Environmental Authorisations (Scotland) Regulations 2018

2. Background to the Application

This section provides relevant context regarding the background to the application, an outline of the authorisation being applied for, and identification of important sensitive receptors.

Background to the application:

Baltier Farm occupies land approximately 3 kilometres to the NNE of Whithorn in Dumfries and Galloway. This is not in an NVZ.

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The operator is applying for a new EASR permit for 64,000 free range laying hens. The site will house two housing units within one building with a single story 'multi tiered aviary system'

Outline details of the authorisation/variation applied for:

Under EASR Schedule 20, Part 4, Chapter 6, Activity 34:

Intensive rearing of poultry with more than 40,000 places

Identification of important and sensitive receptors – the use of Ordnance Survey map extracts can help:

Baltier Farm is within 10km of eight SSSIs, two SACs and one SPA:

Designated site	**Designation**	**Distance from site (m)**	**Qualifying feature**
Cruggleton Bay	SSSI	2,081	Geological Features - no sensitive habitat
Solway Firth	SPA	1,802	Wintering Birds APIS CL 1 for NH3 and 10 for N Dep
Bailliewhirr	SSSI	3,839	Basin fen/lowland neutral grassland APIS CL NH3 1 and 5 for N Dep
Cree Estuary	SSSI	6,446	Mudflats/saltmarsh APIS 1 for NH3 and 10 for N Dep
Dowalton Loch	SSSI	6,604	Fen woodland/grassland APIS CL 1 for NH3 and 10 for N Dep
Burrow Head	SAC	6,340	Amphibians - no CL assigned
Burrow Head	SSSI	7,046	Amphibians - no CL assigned
Isle of Whithorn Bay	SSSI	6,617	Geological features - no sensitive habitat
Back Bay to Carghidown	SSSI	8,018	Salt marsh/maritime cliff/vascular plant APIS 1 for NH3 and 10 for N Dep
Luce Bay and Sands	SAC	8,267	Dune grassland/dunes/sandbanks APIS CL 1 for NH3 and 5 for N dep
West Burrow Head	SSSI	8,884	Geological features - no sensitive habitat

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Where sensitive receptors are located within 250 metres of a poultry unit, SEPA requires the Applicant to screen emissions of particulate matter to establish whether the emission will cause any air quality objectives to be breached.

There are three identified human health receptors within 250m of the proposed site, these are dwellings at the farm within the control of the applicant and will be reserved for personnel employed at the permitted site. There are two further receptors within 400m of the site.

Please see section “Assessment of Impact on Protected Areas” for more information.

3. Confirmation of Activities and Place

Are we satisfied that the applicant has specified the correct activities?
Yes – as per application

Where a Schedule 20 activity is being undertaken are we satisfied that the applicant has correctly specified the Stationary Technical Unit and directly associated activities? For permit level activities which are not Schedule 20, has the applicant identified all processes which are part of the regulated activity?
Yes – as per application
Are we satisfied that the applicant has correctly defined the boundary of the Authorised Place/Installation?
Yes – as per application

4. Public Consultation on the Application and SEPA's response

In determining whether to consult the public on the application, reference will have been made to SEPAs '*Public Participation Statement*' as required by regulation 67(1), the specific activity pages on SEPAs website and relevant internal guidance.

Was Public Consultation on the application undertaken?	Yes
Date placed on Consultation Hub?	14/08/2026
Were representations received?	No
Summary of responses and how they were considered during the determination: No responses were received.	
Was the applicant required to undertake additional steps to publicise the application?	No
If yes, have they provided evidence that the additional steps required were undertaken?	Choose an item.
Comment: N/A	

5. Consultation on the Application with Public Bodies and SEPA's response

In determining whether to consult the public on the application, reference will have been made to SEPAs '*Public Participation Statement*' as required by regulation 67(1), the specific activity pages on SEPAs website and relevant internal guidance.

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Was Public Consultation on the application undertaken?	No

6. Other Consultations

In determining whether to consult the public on the application, reference will have been made to SEPAs '*Public Participation Statement*' as required by regulation 67(1), the specific activity pages on SEPAs website and relevant internal guidance.

Was "Off-site" consultation required?	No
Was Transboundary Consultation required?	No

7. Assessment of Impact on Protected Areas

All activities authorised by SEPA must be assessed in relation to their potential impact on designated sites under the Nature Conservation (Scotland) Act 2004 & Conservation (Natural Habitats &c.) Regulations 1994. The outcome of the nature conservation screening assessment is recorded below.

Outcome:	Activity is unlikely to have a significant effect on the qualifying interest of any SAC, SPA or RAMSAR site, and/or damage a notified feature of a SSSI
Where an activity **is likely** to have a significant effect on the qualifying interest of any SAC, SPA or RAMSAR site, and or is likely to damage a notified feature of a SSSI please provide information on the implications for determination of the application below including details of consultation with Nature Scot:	

8. Consideration of other legislation in the determination

Is there any other legislation that was considered during determination of the permit (for example installations that may be impacted by the requirements of legislation involving Animal By-Products, Food Standards, TFS, etc). If yes, provide information on the legislation, action and justification below:	**Yes**

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Animal By-Products (Enforcement) (Scotland) Regulations 2013:

Regulates carcass disposal. Carcass storage is a Directly Associated Activity (DAA) in the permit.

Medium Combustion Plant Directive (MCPD):

For all proposed plant >1MW regulated as DAA on IA installations, BAT will apply and SEPA should complete Local Air Quality Management and Nature Conservation Habitat screening. If required, SEPA will impose monitoring of emissions within 4 months and then every 3 years with ELVs from Process Guidance Note 1/3 or the MCPD. There is no proposed plant >1MW on site at the time of permit issue.

Environmental Authorisation (Scotland) Regulations 2018 (EASR):

Water, waste management, and industrial activities are regulated under Environmental Authorisation (Scotland) Regulations 2018.

Land spreading activities that will be taking place outwith the site boundary and will be regulated under GBR18.

Foul drainage systems will be regulated separately under EASR and will not form part of the permitted Installation.

9. Outcome of In Control and Fit and Proper Person Assessment

In determining an application SEPA must satisfy itself that the applicant will both be in control of the proposed activity and that they are considered a fit and proper person to be in control of the activity. The criteria which we use to assess whether an applicant/authorised person is in control and a fit and proper person is outline in our 'Who can hold an authorisation' guidance. The outcome of our assessment is recorded below.

We must not grant an application if we think the applicant will not have control over the activity, or we do not think they are a fit and proper person to be in control of the activity.

Outcome:	The applicant will be in control of the activity and is considered a fit and proper person to be in control of the activity

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10. Further Information

In determining an application, it may be necessary to request further information. Where further information has been requested, it will be recorded in the table below.

Has a further information notice been issued?	**No**

11. SEPAs Assessment of the Applicants Environmental Management Systems and Risk Assessments

The Determining Officer should assess if the applicant has:

- Demonstrated that the General Aims specified in Regulation 9 of The Regulations will be met.
- Demonstrated that Best Available Techniques will be used (where applicable).
- For Schedule 20 and Schedule 10 activities demonstrated that the waste hierarchy will be appropriately implemented.
- Demonstrate that no significant pollution will be caused.

Reference should be made below to the sections in the application where the demonstration is made. Where non-standard conditions are required to be added to the Authorisation to provide additional environmental controls or provide additional assurance to SEPA or the public these should be referenced below and detailed in section 14.

Where relevant each BAT conclusion should be referred to and confirmation provided that it has been met.

The basis for ELVs and/or equivalent technical parameters/measures should be referenced below and detailed in section **Error! Reference source not found.**.

Relevant Guidance used for determination
• BAT Reference Document for the Intensive Rearing of Poultry or Pigs • UK Interpretation Guidance and Permitting Advice on the Best Available Techniques (BAT) Conclusions for Intensive Rearing of Poultry or Pigs • CREW Rural SuDS Guide - surface water run off advice • IND-G-019: A practical guide for Schedules 20 & 26 EASR Permit-level Industrial Activities

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Management of the site
Environmental Management System:
BATC 1 requires that the permitted activity is operated in accordance with an environmental management system (EMS). The BREF requires that in order to improve the overall environmental performance, the EMS should incorporate the following key features: • Management commitment • Environmental policy • Financial planning and investment • Relevant procedures (training, record keeping, maintenance, emergency procedures) • Checking performance (monitoring, preventative action, auditing) review • Continual improvement • Benchmarking • Noise Management Plan • Odour management Plan BATC 2 requires good housekeeping to prevent or reduce the environmental impact and improve overall performance. This includes training, routine maintenance and an emergency plan. There is no certified management system in place, the application contains: • Commitment of management, including senior management to continual improvement of environmental performance and review of EMS • Staff training – essential induction and ongoing • Odour management plan, • Noise management plan, • Incident Prevention and Mitigation Plan • Decommissioning plan SEPA will assess the features of the EMS as part of compliance inspections.
Accidents and their Consequences:
Accidents in poultry site settings can happen under a range of circumstances. An assessment has been scoped on the following potential events on a free range egg farm at this locality:

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- Transferring substances,
- Overfilling,
- Equipment failure,
- Containment failure,
- Fires and non-containment of fire water,
- Wrong connections,
- Storage of 'substances'.
- Incompatible substances being brought into contact,
- Vandalism,
- Flooding.

This list will be reviewed annually to establish if additional criteria should be included.

Should an accident or incident occur that is likely to pose a risk to the environment or harm to human health, then SEPA would require, under the conditions of the permit, that not only must the Operator take action to limit the immediate environmental impact but where necessary implement changes to try to ensure that the event does not happen again.

In general, all accidents or incidents likely to cause pollution and all complaints to the site are required by the Permit to be recorded and notified to SEPA.

Emergency preparedness and response (incident prevention and mitigation) are required as per BATC 1 as part of the Environmental Management System for the site. The application contains an Incident Prevention and Mitigation Plan, along with Noise and Vibration, Dust and Bio-aerosol and Odour risk plans.

Closure:

The construction of the site takes consideration of the materials used with an assumption that the operational principles applied throughout the functional phase will be applied at cessation of operations. This will be based on the broad principles of sustainability.

Key Principles of Environmental Responsibility: Conserving resources (water, energy, materials), reducing pollution, minimizing waste (reuse, recycle), protecting biodiversity, and using low-carbon solutions where possible.

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There are no hazardous materials involved in the construction and all can be readily managed to comply with the above principles in restoring the site to a condition at least equivalent to conditions before build.

The operation which involves free- ranging, will increase carbon in the soil and through conversion of small applications of N and P species applied to the soil directly from ranging birds compared with present grazing practice. Further these elements will be more actively taken up and converted to 'useful' biomass and through that contribute to the progressive scavenging properties of trees in nitrogen reduction generally.

All chemicals used are licenced or approved through DEFRA Scheme; in use within the poultry sector and all have been scanned for their longevity of active function and bio accumulative properties to ensure no inappropriate residues build up or require treatment of soil in the final restoration exercise.

The proposals are being developed as a sustainable enterprise within the farming sector to complement the existing activities to provide security into the future for the family and employees.

In order to ensure that the site can be returned to its pre-EASR Permit state, baseline and site condition reports have been provided with this application which detail the condition of the site prior to permitting so that a site surrender report can be compared with these. Surrender of the permit is by an application to SEPA who must be satisfied that the applicant has closed and remediated the site to the levels cited in the baseline report.

Start-up/Shutdown plan (where relevant):

N/A

Emissions to Air and Monitoring

Point Source emission to air:

The principal point source of emissions to air from the site will be from the housing units, specifically the ventilation system in the form of ammonia and dust.

Ammonia and dust will be minimised by carefully managing air exchange to control humidity levels within the sheds and managing the dry matter content of the litter.

Ammonia (BATC 23 & 31)

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Ammonia can be carried on the air and deposited in lochs and ponds causing eutrophication. To quantify the amount of ammonia which will be emitted, SEPA use DEFRA-approved emission factors. The emission factors are specific to each housing system. Some housing systems are more efficient than others and will result in a lower emission factor. The proposed housing at the site meets the description in BATC 31 (b) (5).

There are duties placed on SEPA for the protection of designated sites under The Conservation (Natural Habitats, &c.) Regulations 1994 and the Nature Conservation (Scotland) Act 2004.

The site lies within 10km of eleven designated sites. (see section “Identification of important and sensitive receptor” for details)

SEPA uses the Simple Calculation of Atmospheric Impact Limits (SCAIL) model to access the impact of ammonia emissions and nitrogen and acid deposition on designated sites.

If Process Contribution (PC) screen out alone i.e. the PC is less than 4% of the critical load or level, no further assessment is required and no ‘likely significant effect’ can be concluded. If PCs do not screen out i.e. PC is more than 4% of the critical load or level, they are added to background pollutant concentration or deposition flux data to obtain a Predicted Environmental Concentration (PEC).

If PEC is less than 100% of the critical load or level screening passes, we can conclude that the proposal is not causing ‘likely significant effect’. If PEC is more than 100% of the critical load, or level screening fails, consultation with NatureScot and appropriate assessment is required.

Designated sites can be screened out where they are designated for geological features where there are no habitat or species sensitive to nitrogen or acid deposition which was the case for Cruggleton Bay SSSI, Isle of Whitehorn Bay SSSI and West Burrow Head SSSI.

SCAIL has been run using the ammonia emission factor for free range layers in a multi-tier aviary 0.090 kg NH3/bird place/year with no reductions applied for belt drying or crude protein adjustment.

SCAIL passed for all receptors (see Table 1) and therefore SEPA concludes that the activity is unlikely to have a significant effect on the qualifying interest of any SAC, SPA or RAMSAR site, and/or damage a notified feature of any SSSI. A further detailed assessment was not required.

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Receptors	SSSI/SAC	Notes	PC NH3 (ug m3)	NH3 Background (ug m3)	NH3 PEC (ug m3)	NH3 EAL (ug m3)	PEC NH3 as %EAL	PC NH3 as %EAL	PC N Dep (kg/ha/yr)	N Dep Background (kg/ha/yr)	N Dep Total (kg/ha/yr)	N Dep Critical Load (kg/ha/yr)	PEC N Dep as %EAL	PC N Dep as %EAL	PC Acid Dep (kEqH+/ha/yr)	Acid Dep Background (kEqH+/ha/yr)	Acid Dep Total (kEqH+/ha/yr)	Acid Dep Critical Load (kEqH+/ha/yr)	PEC Acid Dep %EAL	PC Acid Dep %EAL
Cruggleton Bay	SSSI	Geological Features - no sensitive habitat	0.0443	1.66	1.70425		#DIV/0!	#DIV/0!	0.23	14.37	14.6		#DIV/0!	#DIV/0!	0.016	1.098	1.114	0	#DIV/0!	#DIV/0!
Solway Firth	SPA	Wintering Birds APIS CL 1 for NH3 and 10 for N Dep	0.0423	1.46	1.50234	1	150	4%	0.22	14.37	14.59	10	146	2%	0.016	1.098	1.114	0.517	215.47	3%
Solway Firth	SPA	Wintering Birds APIS CL 1 for NH3 and 10 for N Dep	0.0423	1.46	1.50234	1	150	4%	0.22	14.37	14.59	10	146	2%	0.016	1.098	1.114	0.517	215.47	3%
Baillieswhirr	SSSI	Basin fen/lowland neutral grassland APIS CL NH3 1 and 5 for N Dep	0.0197	1.64	1.65966	1	166	2%	0.1	14.62	14.72	5	294	2%	0.007	1.126	1.133	4.856	23.33	0%
Cree Estuary	SSSI	Mudflats/saltmarsh APIS 1 for NH3 and 10 for N Dep	0.0126	1.48	1.49262	1	149	1%	0.07	14.52	14.59	10	146	1%	0.005	1.118	1.123	0	#DIV/0!	#DIV/0!
Dowalton Loch	SSSI	Fen woodland/grassland APIS CL 1 for NH3 and 10 for N Dep	0.012	1.51	1.52204	1	152	1%	0.09	24.83	24.92	10	249	1%	0.007	1.888	1.895	0.642	295.17	1%
Burrow Head	SAC	Amphibians - no CL assisgned	0.0116	1.12	1.13162		#DIV/0!	#DIV/0!	0.06	11.95	12.01		#DIV/0!	#DIV/0!	0.004	0.929	0.933	0	#DIV/0!	#DIV/0!
Burrow Head	SSSI	Amphibians - no CL assisgned	0.0116	1.12	1.13162		#DIV/0!	#DIV/0!	0.06	11.95	12.01		#DIV/0!	#DIV/0!	0.004	0.929	0.933	0	#DIV/0!	#DIV/0!
Isle of Whithorn Bay	SSSI	Geological features - no sensitive habitat	0.0111	1.11	1.12109		#DIV/0!	#DIV/0!	0.06	11.87	11.93		#DIV/0!	#DIV/0!	0.004	0.923	0.927	0	#DIV/0!	#DIV/0!
Back Bay to Carghidown	SSSI	Salt marsh/maritime cliff/vascular plant APIS 1 for NH3 and 10 for	0.0091	1.02	1.02906	1	103	1%	0.05	12.08	12.13	10	121	1%	0.003	0.939	0.942	0	#DIV/0!	#DIV/0!
Luce Bay and Sands	SAC	Dune grassland/dunes/sandbanks APIS CL 1 for NH3 and 5 for N	0.0088	1.02	1.02876	1	103	1%	0.05	12.08	12.13	5	243	1%	0.003	0	0.003	0.919	0.33	0%
West Burrow Head	SSSI	Geological features - no sensitive habitat	0.008	0.77	0.77803		#DIV/0!	#DIV/0!	0.04	11.26	11.3		#DIV/0!	#DIV/0!	0.003	0.887	0.89	0	#DIV/0!	#DIV/0!
					0		#DIV/0!	#DIV/0!			0		#DIV/0!	#DIV/0!			0		#DIV/0!	#DIV/0!

Dust (PM10) (BATC 11)

Dust from poultry houses mainly originates from feathers, skin particles and used litter and to a lesser extent from feed and bedding.

PM10 dust particles (particulate matter 10 micrometres of less in diameter) are subject to statutory air quality standards. In Scotland, air quality objectives are set out in the Air Quality (Scotland) Regulations 2000 (as amended).

Where sensitive receptors are located within 250 metres of a poultry unit, SEPA requests that the applicant screens the emission of particulate matter to establish whether the emission will cause any air quality objectives to be breached.

In the case of this site, three sensitive receptors were identified within 250m of the proposal:

- Baltier Cottage NGR – NX 46734 43465
- Baltier Farmhouse NGR – NX 46583 43338
- Baltier Bungalow NGR – NX 46258 43169

H1 criteria was used to screen the proposal for each receptor. The proposal passes screening at stage 2 for all three sensitive receptors.

Results:

Table 1 Annual average PM10 LONG TERM concentration of 18 µg/m^3 from existing sheds.

NAME	Process Contribution	Background	Predicted Environmental Concentration	% PC/EAL
Baltier Farm Cottage	0.42	7.28	7.7	2.333
Baltier Farmhouse	0.28	7.28	7.56	1.555
Baltier Bungalow	0.23	7.28	7.51	1.277

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Table 2 Daily average (98th) PM10 SHORT TERM concentration of 50 µg/m3 not to be exceeded more than seven times per year Equivalent to 98.1 percentile from existing sheds.

NAME	Process Contribution	Background	Predicted Environmental Concentration	% PC/EAL
Baltier Farm Cottage	2.32	**14.56**	16.88	4.64
Baltier Farmhouse	1.61	**14.56**	16.17	3.22
Baltier Bungalow	1.3	**14.56**	15.86	2.6

Baltier Farm Cottage Stage 1:

The short term PC is less that 10% of the short term standard.

The short term PC at Baltier Farm Cottage is **2.32.**

10% of the short term standard is **5** = **PASSES**

The long term PC is less than 1% of the long term standard.

The long term PC at Baltier Farm Cottage is **0.42.**

1% of the long term standard is **0.18** = **FAILS**

Both criteria are not met so we move on to Stage 2:

The short term PC is less than 20% of the short-term standard minus twice the long term background.

20% of the short term standard (50), minus twice the long term background (7.28) = 50 - 14.56 = 36.24 x 20% = **7.088**

Short term PC at Baltier Farm Cottage is **2.32** = **PASSES**

Long term PEC is less than 70% of the long term standard

70% of the long term Standard (18) is **12.6**

Long Term PEC at Baltier Farm Cottage is **7.7 = PASSES**

Both criteria are met therefore SCAIL passes at Baltier Farm Cottage.

Baltier Farmhouse Stage 1:

The short term PC is less that 10% of the short term standard.

The short term PC at Baltier Farmhouse is **1.61.** 10% of the short term standard is **5** = **PASSES**

The Long term PC is less than 1% of the long term standard.

The long term PC at Baltier Farmhouse is **0.28.** 1% of the long term standard is **0.18** = **FAILS**

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Both criteria are not met so move on to Stage 2:

The short term PC is less than 20% of the short-term standard minus twice the long term background.

20% of the short term standard (50), minus twice the long term background (7.28) 50 – 14.56 = 35.44 x 20% = **7.08** short term PC at Baltier Farmhouse is **1.61** = **PASSES**

Long term PEC is less than 70% of the long term standard

70% of the long term Standard (18) is **12.6** Long Term PEC at Baltier Farmhouse is **7.56 = PASSES**

Both criteria are met therefore SCAIL Passes at Baltier Farmhouse.

Baltier Bungalow Stage 1:

The short term PC is less that 10% of the short term standard.
The short term PC at Baltier Bungalow is **1.3.**
10% of the short term standard is **5** = **PASSES**

The long term PC is less than 1% of the long term standard.
The long term PC at Baltier Bungalow is **0.23.**
1% of the long term standard is **0.18** = **FAILS**

Both criteria are not met so we move on to Stage 2:

The short term PC is less than 20% of the short-term standard minus twice the long term background.

20% of the short term standard (50), minus twice the long term background (7.28) = 50 - 14.56 = 36.24 x 20% = **7.088**

Short term PC at Baltier Bungalow is **1.3** = **PASSES**

Long term PEC is less than 70% of the long term standard
70% of the long term Standard (18) is **12.6**
Long Term PEC at Baltier Bungalow is **7.51 = PASSES**

Both criteria are met therefore SCAIL passes at Baltier Bungalow.

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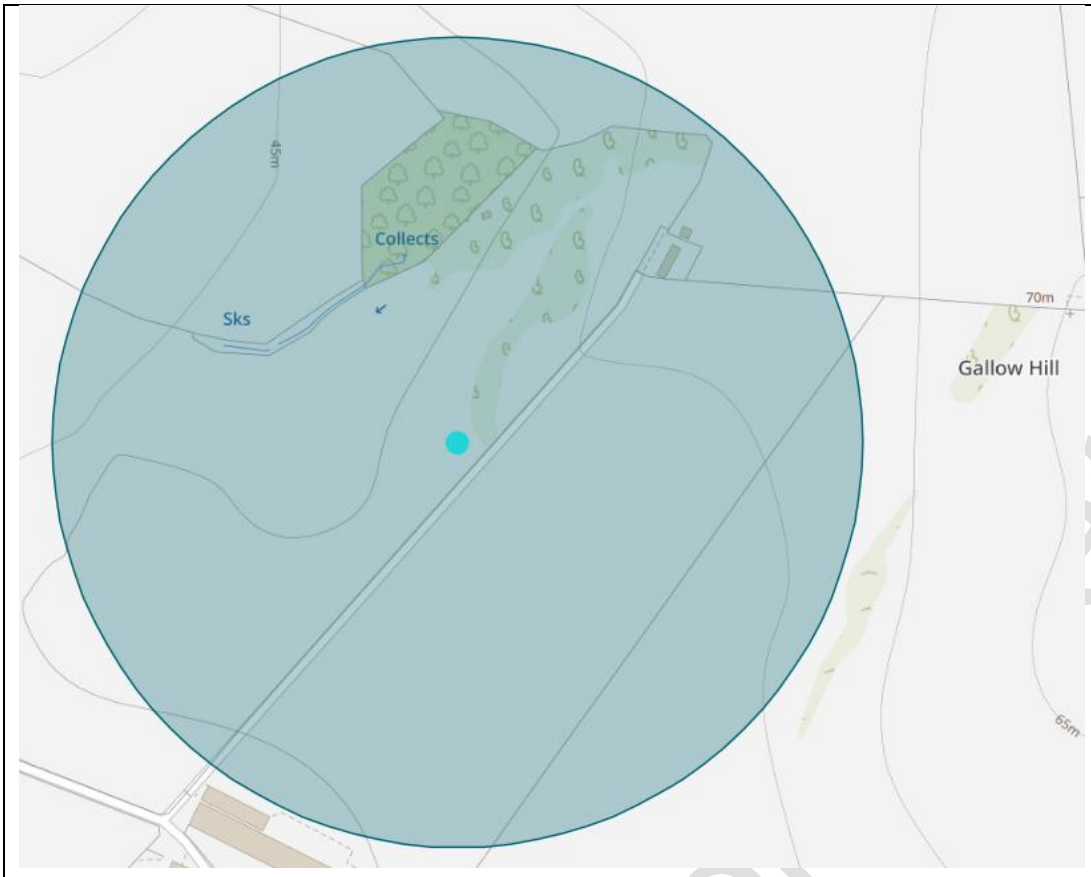

Therefore, SEPA has assessed the there is no change to the risk to human health as a result of this proposal.

Monitoring

SEPA places a lot of emphasis on self-monitoring and record-keeping as keys to the successful operation of an EASR activity. The operator is required to undertake odour and noise assessments and regularly review the Noise and Odour Management plans and monitoring of process parameters such as water consumption, energy consumption, fuel consumption, incoming and outgoing bird numbers, feed consumption and manure generation is formally required via the resource utilisation permit condition.

The Best Available Technique Associated Emission Levels (BAT-AEL's) set out in the Best Available Techniques Reference Document (BREF) document are legally binding therefore an applicant must meet these levels. The BAT-AELs are included in the permits as emission limits which are the top end of the BAT AEL range. The requirement to monitor is in BAT conclusions (BATC's) 24,25 and 27 as follows:

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- BATC 24 is to monitor the total nitrogen and total phosphorus excreted in either by calculation using a mass balance of nitrogen and phosphorus based on the feed intake, crude protein content of the diet, total phosphorus and animal performance, or estimation by using manure analysis for total nitrogen and total phosphorus content.
- BATC 25 is to monitor ammonia emissions to air.
- BATC 27 is to monitor dust emissions to air.

The European Commission during deliberations around the revised BREF, accepted the proposal from the UK technical Working Group to estimate ammonia and dust emissions by using DEFRA approved emission factors to comply with the monitoring requirements.

SEPA expects results to be submitted annually as part of the Scottish Pollutant Release Inventory (SPRI).

Fugitive emissions to air:

BATC 1 & 11

There are a few potential fugitive emissions to air. These include the release of dust and ammonia during cleaning or opening of the housing units for fallen stock removal, and from the birds themselves. SEPA accepts that some fugitive releases are unavoidable, for example, unplanned releases due to an unforeseen incident; others such as poor cleaning practices can be controlled through the relevant management techniques. SEPA views fugitive releases to air from these activities as an indication of process or maintenance issues and would require any defects to be reported and rectified as soon as possible.

SEPA seeks to reduce these occurrences by requiring operators to record maintenance issues and demonstrate a high degree of environmental management over the activities they undertake.

SEPA has a number of regulatory instruments it can use to gain compliance should the operator fail to comply.

- Feed bins are fitted with cyclone particle containment and mitigation to contain dust emissions as per the requirement in BATC 11.
- Feed is adjusted across the growing cycle.
- Onsite water usage is monitored daily

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- Manure will be managed through a regular removal process using automated manure belts to designated collection points. Manure will be dried on the manure belts using forced ventilation. The manure will be placed in covered trailers and transported to the AD plant
- Forced air drying is to be continuous while the poultry house is in operation
- There is no long term storage of litter on-site.

SEPA does not have any specific policies in relation to bioaerosols from IA processes. There are currently no health criteria values available for interpreting the results of bioaerosol monitoring.

Routine monitoring would be required at receptors within 250 metres should appropriate criteria for assessment be identified.

Odour:

BATC 1, 12 and 13

SEPA has identified potential odour issues from intensive poultry farms. These include ammonia and odours from the birds themselves and manure and soiled litter.

SEPA acknowledges that odour from intensive farming installations can give rise to complaints and requires operators to undertake odour assessments, and to formulate and implement an Odour Management Plan to reduce the impact on the local environment.

BATC 1 requires the permit holder to produce an Odour Management Plan having regard to BATC 12 detailing odour techniques and reduction of odour emissions in accordance with BATC 13.

An Odour Management Plan has been submitted with the application and will be implemented on site. The permit will require that offensive odours are not emitted beyond the boundary of the authorised place.

All concrete, channels, drains and storage tank on the new site will be built to standard engineering standards and comply with The Water Environment (Controlled Activities) (Scotland) Amendment Regulations 2021 (legislation.gov.uk) replacing the former SSAFO Regulations. (Control of Pollution (Silage, slurry and agricultural fuel oil) (Scotland) Regulations 2003

Emissions to Water and Monitoring (where relevant)

Point Source Emissions to Surface Water and Sewer:

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There will be no authorised emissions to sewer or surface waters.

The application proposes a Sustainable Drainage System (Rural SuDS) designed to comply with the CREW Rural SuDS Guide (Rural Sustainable Drainage Systems: A Practical Design and Build Guide for Scotland's Farmers and Landowners) (CREW), considered BAT for intensive agriculture installations.

If maintained properly, the swales will provide sufficient treatment of all lightly contaminated run off so that this is not considered to be a point source discharge to surface water.

Wheel treatment will be by low volume spray method as vehicles enter the permitted site and the nature of this application will mean that little to no disinfectant will drain to the external environment in view of the small volume used and overall light traffic.

Footbaths are designed to have lids and therefore do not 'overtop' in wet weather.

SuDs

Calculations for the proposed swales have been provided and the swales are adequately sized for the area to be drained.

Drainage from the roofs, concrete aprons and underdrainage from the scratch areas all drain initially in solid pipes for subsequent treatment at the swales.

Excess flows in times of extreme storm will initially be attenuated by the scratch areas and the retention volume offered by the swales and only when exceeded, will overflow occur to the surface water ditch. Points are monitored.

Monitoring at end of swales and locations of regular flows.

Water management needs to minimise the amount of time that there is standing water on a free range egg site. This prevents them being attractive to wild birds and jeopardise biosecurity and specifically reduce the risk of introducing avian influenza.

Treatment volume

Total area (A) x rainfall (R) = Treatment volume (Vt)

Design was based on rainfall value from Crew Guidance.

Apron = 900 m^2

Scratch area = 2,380 m^2

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Roof area = 6,331 m^2 Concrete strip = 1,428 m^2 Front yard = 540 m^2 **Total area = 11,579 m^2** **Treatment volume** = 11,579 m^2 x 0.02 = **231 m^3** Swales size volume = **237.9 m^3** Swales are correctly sized to crew guidance.
Point Source Emissions to Groundwater:
There shall be no direct point source emissions to groundwater as a consequence of this application. The applicant has proposed a Sustainable Drainage System (Rural SuDS) designed to comply with the CREW Rural SuDS Guide (Rural Sustainable Drainage Systems: A Practical Design and Build Guide for Scotland's Farmers and Landowners) (CREW), considered BAT for intensive agriculture installations. If maintained properly, they will provide sufficient treatment of lightly contaminated run off and therefore this is not considered to be a point source discharge to groundwater. Wash water will be collected and contained in a compliant tank with suitable capacity for one wash out cycle (20m^3). SEPA has assessed as satisfactory the Site & Baseline Report submitted with the application. This report evaluates past potential contamination and future pollution risks to both soil and groundwater. Routine Soil (every 10 years) and Groundwater (every five years) monitoring will be required by the permit.
Fugitive Emissions to Water:
There are several potential sources which could lead to fugitive emissions to water. These include; poorly maintained surfaces and drainage systems, bird delivery and collection, and lack of care during cleaning of the housing units, all of which can lead to contamination of surface waters.

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SEPA views fugitive releases as avoidable and can usually link these incidents to either operational error or negligence. SEPA seeks to reduce these occurrences by requiring the permit holder to implement BAT and to provide training to relevant staff in environmental issues, exercising a high degree of environmental management, and continual maintenance of the activities they undertake.

The applicant is installing SuDS which has been designed to be fit-for-purpose and meets BAT.

Noise Emissions and Monitoring

BATC 9 and 10

The predominant source of noise from poultry housing units is generated from the ventilation systems. Other sources of noise related to this type of activity can include vehicle movements in and around the site and the placement and removal of the birds. The latter two are considered unlikely to cause issues as these activities will take place for such short durations as well as being infrequent. Routine maintenance of fans will also prevent noise. A Noise Management Plan has been submitted with the application and will be implemented on site.

The Permit recognises that noise can give rise to complaints. The permit requires that noise, which has a significant impact on the environment, people or property, is not emitted beyond the site boundary.

SEPA guidance requires noise management to be part of the management system of the site. The operator is required to undertake noise assessments and update the Noise Management Plan to prevent or minimise the impact on the local environment. In the event of a substantiated noise complaint, the plan will be reviewed and appropriate action taken.

Resource Utilisation and Monitoring

Water use:

BATC 5

Water use within the food production sector is primarily an animal welfare issue as the operator of the installation is required under other legislation to provide an adequate supply of clean water for both the welfare of the birds and to undertake adequate cleaning of vehicles.

It is up to the operator to demonstrate the use of BAT to minimise water usage, but SEPA does directly regulate water use through permit conditions requiring the operator to minimise water

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consumption and explore options for minimisation, and to report consumption in the resource efficiency report.

The greatest volume of water consumed is drinking water for the birds. Mains water will be delivered to poultry via nipple drinkers with drip cups to prevent spillages thereby reducing wastage and ensuring dry litter. Water is monitored via computer records for consumption and alarms for pressure drop through leaking lines.

Mains water will be stored in two header tanks of 10m3 capacity each giving 24 hr storage. Anticipated consumption 7m^3 per day for each flock of 24,000, 9m^3 per day for flock of 32,000.

Water use is minimised to ensure optimal shed conditions (humidity / dryness) for flock welfare and ammonia creation (avoidance).

Energy use and generation:

BATC 8

A computer-controlled system maintains the temperature within the housing units. This is directly

linked to the ventilation system to prevent over-heating and lack of free ventilation. SEPA recognises that energy usage is dependent on several factors outwith the control of the operator who has to maintain the welfare of the birds in extremes of weather.

A permit condition requiring the formal systematic assessment of energy consumption on site will require the operator to identify where efficiencies can be made.

The primary source of electricity will be from the AD plant on the main farm, with additional power supplied by solar panels on the main farm. There will not be solar panels on the poultry house. Mains electricity is also available and there will be a standby generator at the main farm, which serves the whole farm site. The standby generator will have an output capacity of 220KvA.

The AD plant at the main farm will not be a directly associated activity. It takes in feed stock from other farms as well as the poultry manure from this site to ensure a balance feed stock and maximise its efficiency. It will continue to receive cattle manure / slurry and potentially silage from the main farm as an organic source and will therefore be completely independent of the poultry unit.

All electrical components are served by the priority supply available. The site has 3 phase supply.

Usage will be to power the following components:-

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- lighting,
- feed augers,
- ventilation fans,
- motors,
- computer systems,
- alarm systems,
- office / domestic use.
- egg handling area.
- manure belts
- mechanical components e.g. pop hole covers

Lighting will be provided for up to 14 hours a day and all internal lighting will be with 'dimmable daylight LEDS'.

There will not be a need for either LPG or other sources of heat required for the new building and the high insulation level will mean the main management of temperature will be to extract excess heat rather than retain heat to maintain optimal conditions (21°C) within the housing unit.

Adoption of ground source heating would not be cost effective given the limited need for additional heat energy and the existing level of generation on the main farm site.

The permit contains a condition that requires the formal systematic assessment of energy consumption on site to identify where efficiencies can be made.

Raw Materials Selection and Use:

All applicants applying for EASR permits are required to examine their Raw Materials usage and seek ways to reduce their impact on the environment. The standard permit condition requiring the formal assessment of resource utilisation on site will require the operator to identify where any efficiencies can be made and demonstrate continuing improvement.

Chemicals

Chemicals used in poultry rearing include cleaning and disinfection chemicals, pesticides, rodenticides, herbicides, insecticides and fungicides. All of these chemicals are required to be DEFRA-approved. All chemicals are stored within a bunded area and in a secure chemical cupboard. Storage is kept to a minimum. Procedures are in place to absorb any spillage and ensure appropriate disposal.

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Veterinary Medicines

Veterinary medicines are not held on site and will only be brought onto the site and used as required. Procedures are in place to absorb any spillage and ensure appropriate disposal.

Diesel/other fuel oils

It is a requirement of the animal welfare regulations that the birds have adequate heating and ventilation at all times. The primary source of electricity will be from the AD plant on the main farm, with additional power supplied by solar panels on the main farm. Mains grid electricity will be available but is not the main source of power.

However, in the event of a power failure, a back-up diesel generator will be used. SEPA are aware that diesel generators can give rise to dense fume, especially at start up, or if the generator is poorly maintained. SEPA expect the operator to use BAT particularly with regard to servicing and maintenance to minimise visible emissions and particulates from the exhaust. The generator will be tested for a short period once per week.

The generator will be stored on the main farm and the installation boundary has been extended to include this satellite site.

Water

Water is sourced from the mains and stored in a 10m^3 water storage tank - one is provided for each housing unit. Water use is minimised by the use of non drip, low pressure watering nipples with drip cups. Water is used for drinking water for the birds and for washing down the housing units at depletion. Water consumption is monitored.

Feed (BATC 3 & 4)

Feed will be supplied to site, blown into 8 fully enclosed silos each fitted with cyclone particle containment and protected from vehicle collision. Capacity 29 m^3 each. Feed will then be transported into the feed chain systems within the units by chain system in square sectioned channel to feeding stations. This is computer controlled to maximise uptake by birds and minimise waste. Feed formula changes throughout the campaign. Formula ensures maximum content is converted to biomass. This reduces N and P emitted to the environment. SEPA is satisfied that this meets the requirements of BAT.

Litter

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Wood shavings will be used as bedding litter at the beginning of each flock cycle and topped up as required. Litter is brought onsite as required and no additional litter is stored onsite.
Waste Management, Handling and Monitoring
Waste Minimisation:
Standard permit conditions require the operator to minimise waste and where possible develop and implement recycling or recovery strategies. Records will be kept on site of all waste streams and the source, quantity and disposal routes taken. This data will be reviewed every four years in the resource efficiency report required in the permit. It is not anticipated that there will be much waste generated by the site. Packaging such as plastic, paper and cardboard will be transferred daily to the main farm where it will then be sent for recycling as appropriate.
Waste Handling:
Vehicles entering the site will have their wheels sprayed with a disinfectant. The volume is limited to just 'wetting' wheels and arches of vehicles. The nature of the application means that little to no disinfection will drain away as the volume of the material sprayed onto the tyres and wheel arches is small. The disinfection area must be located more than 10 meters away from drains and surface water features. Foot baths are located at various locations around the site and are changed twice per week. The foot baths have lids and will therefore not overtop in wet weather. Spent disinfectant will be disposed of into the underground wash water tank. Wash-water (classed as slurry by SEPA) is only generated at depletion and therefore less than once per year. It will be stored for only a short period on site in the wash water tank. The tank is emptied when necessary but is completely emptied after the cleaning at depletion has been completed. This will then be spread onto land outwith the permitted site. The wash water tanks must be inspected routinely to ensure their integrity. After all birds have been removed from the house (depletion), the houses will be scraped/ brushed down, (avoiding excessive dust) and then washed down with water to complete the cleaning process. (Doors closed to prevent release of aerosols.)

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'Wash-water' from the houses will be collected in a sealed underground tank. Houses will then be sterilised and dried before the next batch of 16 week old pullets are introduced. General Binding Rules (GBR) 18 and 32 will be complied with. Manure is produced in the houses and on the range throughout the 55 to 65 week campaign. Manure released in the house becomes part of the litter or is captured on the belts under the perches, drinkers, feeders and nest boxes. Manure is removed every day from the belt system and delivered by trailers to the anaerobic digester located on the main farm site daily. Manure will be delivered directly into trailers and will not be deposited onto external concrete pads at any time. Spent litter is generated less than once per year and involves dry material being removed directly from inside the house. The litter will be used as a valuable organic nutrient source for the digester and ultimately transferred to own fields or other local sites and stored away from the permitted site. No manure or litter is left outside on the permitted site. Mortalities are removed and bagged immediately from the housing units and stored in the secure dead bird freezer. They are then moved to the main farm freezer for uplift by a licenced contractor under the fallen stock scheme. All concrete, channels, drains and storage tank on the new site will be built to standard engineering standards and comply with The Water Environment (Controlled Activities) (Scotland) Amendment Regulations 2021 (legislation.gov.uk) replacing the former SSAFO Regulations. (Control of Pollution (Silage, slurry and agricultural fuel oil) (Scotland) Regulations 2003. The volume of other wastes stored on the site is minimal and all will be considered in the relevant section of the resource efficiency assessment required under the standard permit condition. The onus of Duty of Care shall apply to all waste management at the installation.
Waste Recovery or Disposal:
As above.
Site Condition Report, Baseline Report and Soil and Groundwater Monitoring (where relevant)

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The application contained a site condition and baseline report. This contains information on substances used on site, assessment of site specific pollution potential, site history, land use and geology. The site is not within a Nitrate Vulnerable Zone (NVZ) area. No environmental incidents have been associated with site to date. There is no evidence of existing pollution in the Broughton Burn system draining this site.

All new drainage from the built site will be directed to the swale treatment system. a damp proof membrane will be installed under the scratch area along both sides of the new house to collect contaminated drainage from under this area. The membrane will prevent migration of lightly contaminated surface migrating downwards into uncontrolled strata. A separate damp proof membrane will also be installed under all concreted areas including the housing units as security against the risk of 'end of campaign/ depletion wash-water' gaining access to ground water. The swale system is unlikely to discharge to the ditch system leading to Broughton Burn, except in extreme storm conditions.

To establish a baseline specific to the site, a sampling exercise has been conducted. The single point monitored showed very low BOD (organic pollution) and their corresponding COD confirm good water quality. The ammonia level was positive but no obvious derivation established. The pH level was normal. The nitrate level was notably high whilst phosphate seen to be low, a common observation in the area. On balance the area is not contributing adversely to the water quality in this area of the farm.

SEPA have assessed as satisfactory the baseline report in line with the level of risk posed by the activity. It identifies all hazardous substances used and the probability and consequence of release taking account of:

- quantities of each substance;
- how and where substances are stored, used or transported;
- potential pollution risk based on the likelihood of release and
- measures that have been adopted to prevent contamination of soil or groundwater.

Consideration of Appropriate Measures and BAT

Best Available Techniques (BAT) for intensive rearing of poultry are set out in the BAT Reference Document (BREF) published by the European IPPC Bureau in 2017. The BATC's and UK interpretational guidance document have been used throughout this permit application to assess the proposal.

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This application for a new permit indicates that the new housing unit will be operated in accordance with BAT and all relevant BATCs will be complied with. The applicant has stated that they will adopt BAT throughout their operating practises:

The applicant aspires to develop the poultry side of their business in a way that maximises the sustainability of the business within its environment and where possible contribute to environmental betterment. A major aspect is the balanced organic contribution poultry manure can add to the efficient operation of their anaerobic digester.

In apprising 'Best Available technology', they will consider methods, equipment, training, and practices designed to prevent environmental issues occurring.

They have considered the following documents and guidance when compiling the application:

- Best Available Techniques Reference Document for the Intensive Rearing of Poultry and Pigs
- UK Interpretation Guidance and Permitting Advice on the Best Available Techniques (BAT) Conclusions for Intensive Rearing of Poultry or Pigs
- Rural Sustainable Drainage Systems: A Practical Design and Build Guide for Scotland's Farmers and Landowners
- Prevention of Environmental Pollution from Agricultural Activity Code of Good Practice (PEPFAA Code)
- EASR water general binding rules (GBRs)
- Pollution Prevention Guidance (PPG)

12. Consideration of Environmental Impact Assessment

For Schedule 20 - 24 activities, if an applicant has confirmed to us in the application that the proposal is subject to an environmental impact assessment under the Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017, then we must record how we have considered any relevant information obtained or conclusions arrived at from the EIA.

Was the activity to which this application relates to, subject to an EIA?	No
Please record what "*relevant information or conclusions*" associated with the EIA were submitted with the application by the applicant.	

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N/A
Please record how you considered this information in the determination of the application.
N/A

13. Extension to the permit determination time

Has an extension to the permit determination period been requested?	Choose an item.
Did the applicant provide written agreement to extend the determination period?	Choose an item.
Where agreed has the permissioning platform been updated?	Choose an item.
Where the applicant has not given written agreement to extend the determination period, have they notified SEPA that they wish the application to be deemed refused?	Choose an item.
Comments:	

14. Details of the draft permit

Do you propose placing any non-standard conditions in the permit?	No
Do you propose making changes to existing text, tables or diagrams within the permit?	No

Outline the changes required and provide justification below:	
Condition Number:	Justification:

15. Informal Consultation with Applicant/Authorised Person

Has informal consultation with the applicant/authorised person on the draft determination been carried out?	Yes

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Draft sent to the applicant:	16/11/2026
Date given to return comments:	20/11/2026
Date Comments returned:	Click or tap to enter a date.
Summary of contents and SEPAs response giving justification	
TBC	

16. Public Consultation on SEPA's Draft Decision

Was Public Consultation on the draft decision undertaken?		Choose an item.
Date draft determination placed on SEPA's Website:	25/11/2026	
Date public consultation on draft consultation closed:	Click or tap to enter a date.	
Details of any other 'appropriate means' used to advertise the draft. Seek advice from the communication department		
Have all individuals who responded to the consultation on the application been informed of our draft decision?	Choose an item.	
Were representations received?	Choose an item.	
Summary of responses and how they were considered:		

17. Final Decision

Outcome:	Choose an item.
If "**Refuse**" or "**Grant in Part**" summarise the grounds for refusal:	

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